

**MARKED AGENDA  
ZONING REVIEW BOARD  
AUGUST 8, 2020  
6:00 P.M., ZOOM MEETING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGllM3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 96787734799#

**NEW CASES**

1. **Z-20-11** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-1 (Residential General Sector 1) for property located at **1596 Willowbrook Drive, S.W.** fronting 134 feet on the east side of Willowbrook Drive, S.W. beginning at a point 285 feet north of the intersection of the east side of Campbellton Road and Willowbrook Drive Depth: varies Area: 0.8639 Acres, Land Lot 153, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: RAJANIKANTH PANDIRI  
APPLICANT: SONYA BEREDIMAS  
NPU S COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: DENIAL**
2. **Z-20-14** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to I-MIX (Industrial Mix Use) for property located at **524 Marietta Street, N.W.** fronting 49.06 feet on the west side of Marietta Street, N.W. commencing at a point at the northwest intersection of John Street and Marietta Street thence at a northeasterly direction along the southwest right-of-way of Marietta Street 72.98 feet to a point on the southeast corner of a one story brick building and the true point of beginning Depth: 69.76 feet Area: 0.073 Acres, Land Lot 82, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: RICHARD SCOTT WEBER  
APPLICANT: ERIK W. LEWITT  
NPU M COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DEFERRAL – NEXT AGENDA**  
**ZRB RECOMMENDATION: DEFERRAL – AUGUST 13**
3. **Z-20-17** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **1103 Custer Avenue, S.E.** fronting 195.01 feet on the north side of Custer Avenue, S.E. commencing at a point located at the intersection of the southerly right-of-way of Custer Avenue and the easterly right-of-way of Woodland Avenue at a point, said point being the true point of beginning Depth: 200 feet Area: 0.87 Acres, Land Lot 9, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ORANGE BLOSSOM TERRACE  
APPLICANT: AHMED HUSSAIN  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

\*Please note the ZRB Rules of Procedure have been amended. Please click the following link to review a copy of the rules adopted on March 3, 2020 - <http://www.atlantaga.gov/index.aspx?page=397>.

4. **Z-20-18** An Ordinance by Zoning Committee to rezone from SPI-18 SA5 (Mechanicsville Neighborhood Special Public Interest District Subarea 5) to SPI-18 SA6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6) for property located at **255 Love Street, S.W.** fronting 93.04 feet on the north side of Love Street, S.W. commencing at a ½” rebar found at the intersection of the southerly right-of-way of Bass Street, said point being 16.0 feet from the centerline of road and the easterly right-of-way of Cooper Street; thence running along the southerly right-of-way of Bass Street southeast a distance of 99.88 feet to a ½” rebar found on the westerly side of a 10 foot alley; thence southeast a distance of 10 feet to a ½” rebar found on the easterly side of a 10 foot alley; thence leaving said right-of-way and running along said alley southwest a distance of 120.01 feet to an iron pin set; thence southeast a distance of 7.03 feet to an iron pin set on the northerly side of the alley; thence crossing said alley along a tie line southeast a distance of 31.79 feet to an iron pin set on the southerly side of an alley and the true point of beginning Depth: varies Area: 0.495 Acres, Land Lot 75, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: REDBRICK HOMES & DEVELOPMENT,  
INC. JAMES CHEEKS, PRESIDENT

APPLICANT: JAMES CHEEKS  
NPU V COUNCIL DISTRICT 4

**NPU RECOMMENDATION: APPROVAL**

**STAFF RECOMMENDATION: APPROVAL**

**ZRB RECOMMENDATION: APPROVAL**

5. **Z-20-19** An Ordinance by Zoning Committee to rezone from I-2-C/BL (Heavy Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **99 University Avenue, S.W.** fronting 525 feet on the north side of University Avenue, S.W. commencing at the intersection of the northerly right-of-way line of University Avenue (aka Georgia State Route 54 and Georgia State Route 42) and the easterly right-of-way line of Pryor Road, S.W.; thence leaving the said point of commencement and running with the aforesaid northerly right-of-way line of University Avenue southeast; thence southeast 217.14 feet; thence southeast 56.58 feet; thence southeast 199.18 feet to a point of beginning Depth: varies Area: 11.81 Acres, Land Lot 73 and 74, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: ROBERT J. FAULS, JR.

APPLICANT: MRCT INVESTMENTS, LLC  
NPU V COUNCIL DISTRICT 12

**NPU RECOMMENDATION: NO RECOMMENDATION**

**ZRB RECOMMENDATION: 90 DAY DEFERRAL**

**STAFF RECOMMENDATION: 90 DAY DEFERRAL**

6. **Z-20-20** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **1565 Moreland Avenue, S.E. rear** commencing from the intersection of the northerly right-of-way of Moreland Drive and the westerly right-of-way of Moreland Avenue and along the said westerly right-of-way of Moreland Avenue 750.6 feet to a P/K nail found; thence departing the said right-of-way of Moreland Avenue southwest a distance of 240 feet to a point; said point being the point of beginning Depth: varies Area: 1.15 acres, Land Lot: 8, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: MARION L. LEWIS AND JANICE P. WILSON  
APPLICANT: CE DEVELOPMENT MANAGEMENT, LLC  
NPU W COUNCIL DISTRICT 1  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
7. **Z-20-21** An Ordinance by Zoning Committee to rezone from I-1-C/BL (Light Industrial Conditional/BeltLine Overlay) to I-MIX/BL (Industrial Mixed Use/BeltLine Overlay) for property located at **1121 Allene Avenue, S.W.** fronting 100 feet on the west side of Allene Avenue, S.W. beginning at a 1" OTP at the intersection of the southern right-of-way of Warner Street with the western right-of-way of Allene Avenue Depth: 150 feet Area: 0.412 Acres, Land Lot 106, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ABEBE WESTSIDE  
APPLICANT: CAITLIN WHITE/CABLIK ENTERPRISES  
NPU S COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
8. **Z-20-22** An Ordinance by Zoning Committee to rezone from MR-3-C (Multifamily Residential Conditional) to MR-3 (Multifamily Residential) for a site plan amendment for property located at **1070 Bolton Road, N.W.** fronting 665.07 feet on the west side of Bolton Road, N.W. beginning at an iron pin found on the northwest right-of-way of Bolton Road Depth: approximately 450 feet Area: 7.063 Acres, Land Lot 268, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: UNITED BOLTON I, LLC  
APPLICANT: BARGE DESIGN SOLUTIONS,  
CLIFF BUSSEY, VICE PRESIDENT  
NPU H COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL**  
**ZRB RECOMMENDATION: FILE**  
**STAFF RECOMMENDATION: FILE**

9. **U-20-04** An Ordinance by Zoning Committee pursuant to 16-18A.006(4) for an outdoor sales area for property located at **567 Courtland Street, N.E.** fronting 104.23 feet on the east side of Courtland Street beginning at a point at the intersection of the westerly right-of-way line of Willow Street Depth: 109.78 feet Area: 0.262 Acres, Land Lot: 50, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: DOWNTOWN DCP 5B, LLC  
APPLICANT: MICHELLE MOSES  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

#### DEFERRED CASES

10. **Z-19-38** An Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **3731 Wieuca Road, N.E., 3745 Wieuca Road, N.E. and 3755 Wieuca Road, N.E.** fronting 389.1 feet on the east side of Wieuca Road, N.E beginning 132.7 feet from the intersection of Lovette Lane, N.E. and Wieuca Road, N.E. Depth: varies Area: 3.282 Acres, Land Lot 44, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: ZP GROUP, LLLP  
APPLICANT: JULIE L. SELLERS  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**ZRB RECOMMENDATION: FILE**  
**STAFF RECOMMENDATION: FILE**
11. **Z-19-76** A substitute Ordinance by Councilmembers J.P. Matzigkeit and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the R-LC (Residential Limited Commercial District), C-1 (Community Business), C-2 (Commercial Service), C-3 (Commercial Residential), C-4 (Central Area Commercial Residential), C-5 (Central Business Support), I-MIX (Industrial Mixed Use District), NC (Neighborhood Commercial), and MRC (Mixed Residential Commercial) Zoning Districts so as to allow a **“Party House”** as a use in some commercial zoning districts and expressly prohibit it as a use in certain districts including solely residential districts.  
ALL NPU’s  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: 90 DAY DEFERRAL**  
**ZRB RECOMMENDATION: 90 DAY DEFERRAL**

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12. **Z-19-78** An Ordinance by Zoning Committee to rezone from R-4/HD20Q (Single Family Residential/Collier Heights Historic District) to PD-H/HD20Q (Planned Development Housing/Collier Heights Historic District) for property located at **384 Hamilton E. Holmes Drive, N.W., 404 Hamilton E. Holmes Drive, N.W., 410 Hamilton E. Holmes Drive, N.W., 418 Hamilton E. Holmes Drive, N.W. and 428 Hamilton E. Holmes Drive, N.W.** rear fronting approximately 488.67 feet on the west side of Hamilton E. Holmes Drive, N.W., beginning at an iron pin set at the intersection of the easterly right-of-way line of Santa Lucia Terrace with the northerly right-of-way line of Santa Monica Drive, N.W. Depth: varies Area: approximately 12.609 Acres, Land Lot 207, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: WYATT VENTURES, LLC  
APPLICANT: BROCK BUILT HOMES, LLC  
NPU I COUNCIL DISTRICT 10  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
13. **Z-19-99** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-MU (Multifamily Multiunit) for property located at **125 Wesley Avenue, N.E.** fronting 69.4 feet on the east side of Wesley Avenue beginning at a point marked by a ½” rebar placed at the intersection of the southern right-of-way of Marona Street and the eastern right-of-way of Wesley Avenue Depth: 141 feet Area: .225 Acres, Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: PARKWOOD LIVING  
APPLICANT: KRONBERG WALL  
NPU O COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: NO RECOMMENDATION**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
14. **Z-19-109** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Residential Multiunit/BeltLine Overlay) for property located at **639 John Wesley Dobbs Avenue, N.E. and 643 John Wesley Dobbs Avenue, N.E.** fronting 73 feet on the south side of John Wesley Dobbs Avenue, N.E. beginning at an iron pin located on the southerly side of John Wesley Dobbs Avenue from its intersection with the westerly side of Samson Street Depth: 150 feet Area: .251 Acres, Land Lot 19, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: TODD H. STOKES & BENJAMIN FIERMAN  
APPLICANT: BENJAMIN FIERMAN  
NPU M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**END OF AGENDA**

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